

# University Plaza & Jefferson Avenue Site Redevelopment

## University Plaza

- *Reconnect Vine*
- *Signature Gateway @ Taft*
- *Grocery supported by deck parking*
- *Stacked uses*
  - *Neighborhood Service & Retail @ ground level*
  - *Housing and office above*
- *Strong Pedestrian Connections to Calhoun & Campus*

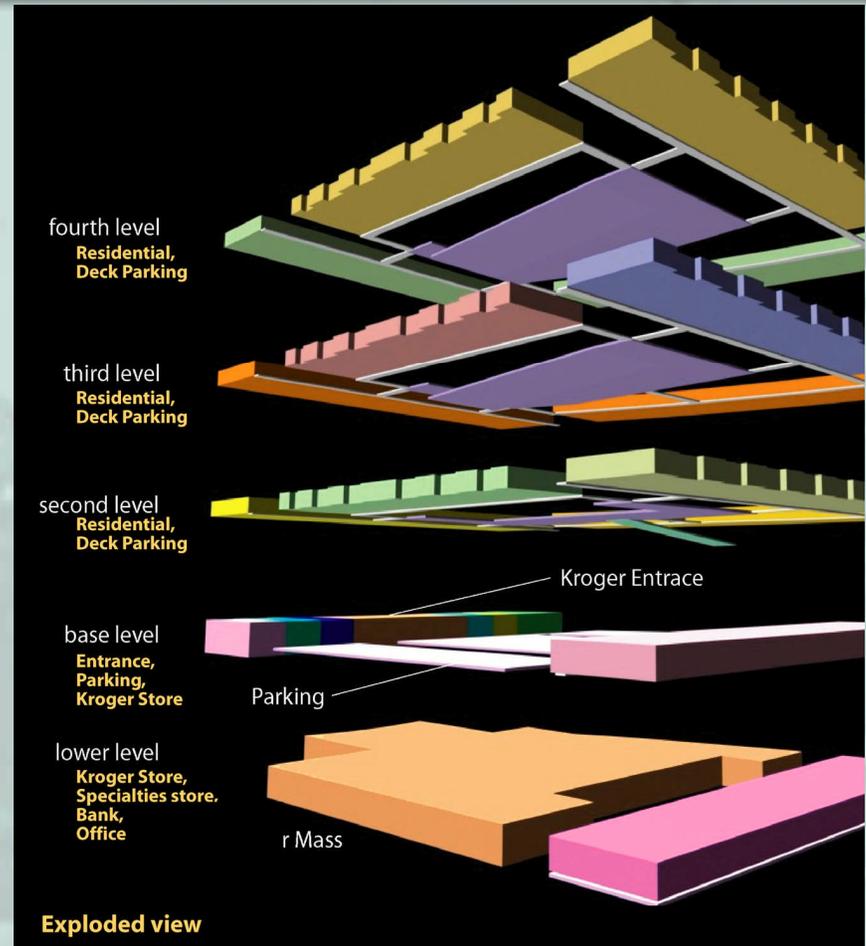


# University Plaza Site Character

The illustrations at right depict one of several redevelopment concepts prepared by the Niehoff Studio of the University of Cincinnati College of Design, Art, Architecture & Planning. The purple color block represent structured parking at the interior of a proposed two story grocery with two levels of residential units above.



View Looking East from BP Gas Station on Corry St.





# University Plaza Implementation Issues

- *“Gap” Financing*
  - *Parking Structures*
  - *Construction Period Lease Revenue*
  - *Advance Leasing*
- *Kroger / Schottco Buy-in*
- *Financing / Feasibility of Roadway Modifications*



# Jefferson Avenue Linkages

Redevelopment along Chalton, Daniels, and University Avenues should include development of retail and restaurant uses at street corners to draw patrons east to Short Vine. Upper story uses should feature higher density housing catering to U.C. students and employees of local institutions.

